February 25, 2016

430 Omar Street Woodland Heights

ITEM C.15

CERTIFICATE OF APPROPRIATENESS

Application Date: February 3, 2016

HPO File No. 160213

Applicant: Sam Gianukos, Creole Design, for Heloise Ellzey, owner

Property: 430 Omar Street, Lot 8, Block 16, Woodland Heights Subdivision. The property includes a historic

1,680 square foot, two-story wood frame single-family residence situated on a 5,000 square foot

(50' x 100') corner lot.

Significance: Contributing Colonial Revival residence, constructed circa 1940, located in the Woodland Heights

Historic District.

Proposal: Alteration – Raise the existing foundation and replace several non-original windows.

Raise house 20" (with two 8" blocks and a 4" pad); proposed finished floor height to be

Replace three non-original windows with new 6-over-6 divided-lite wood windows to match existing.

See enclosed application materials and detailed project description on p. 5-11 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: -

Effective: -



COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA

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APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S	D	NA		S - satisfies D - does not satisfy NA - not applicable
\boxtimes			(1)	The proposed activity must retain and preserve the historical character of the property;
			(2)	The proposed activity must contribute to the continued availability of the property for a contemporary use;
\boxtimes			(3)	The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
			(4)	The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
			(5)	The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
			(6)	New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
			(7)	The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
			(8)	Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
			(9)	The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements and must be compatible with the size, scale, material and character of the property and the area in which it is located;
\boxtimes			(10)	The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
			(11)	The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

430 Omar Street Woodland Heights



PROPERTY LOCATION

WOODLAND HEIGHTS HISTORIC DISTRICT



Building Classification

Contributing

Non-Contributing

Park

430 Omar Street Woodland Heights

INVENTORY PHOTO



430 Omar Street Woodland Heights

STAFF PHOTOS







APPLICANT PHOTOS





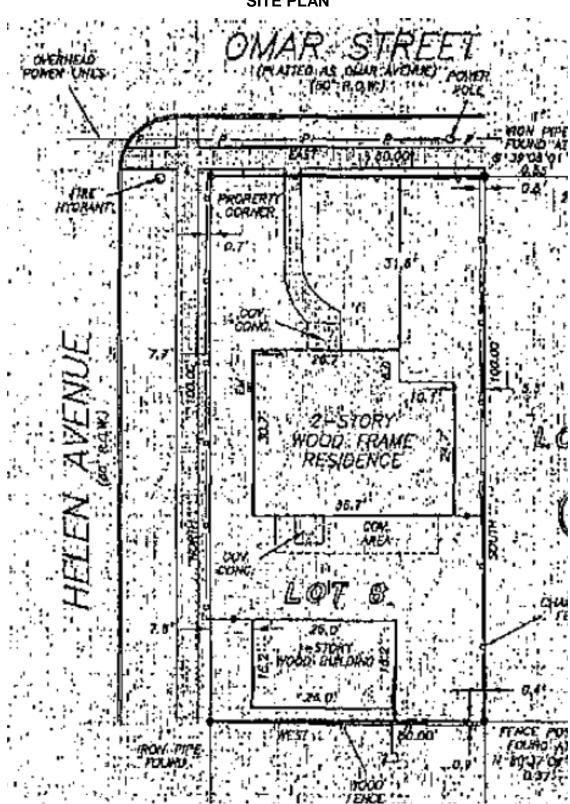
430 Omar Street Woodland Heights

APPLICANT PHOTOS





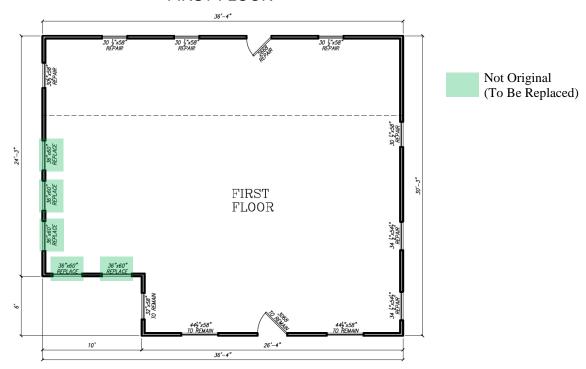
SITE PLAN



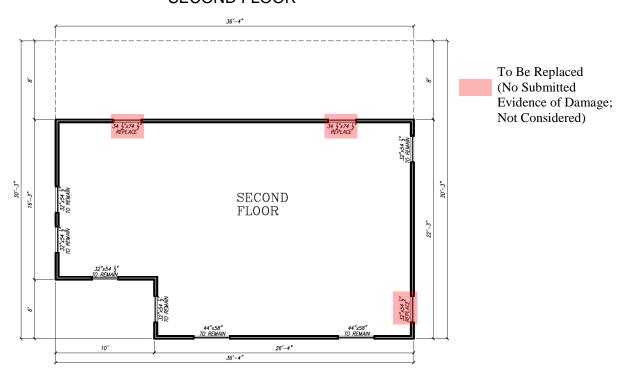
430 Omar Street Woodland Heights

WINDOW SCHEDULE

FIRST FLOOR



SECOND FLOOR



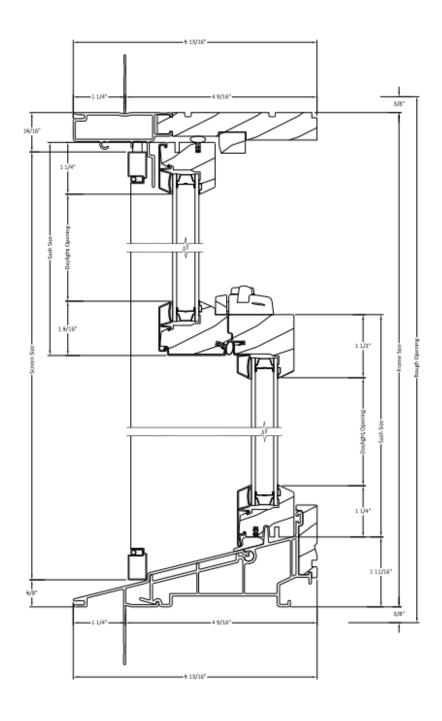
430 Omar Street Woodland Heights

WINDOW DETAIL



W-2500 CLAD WINDOWS DOUBLE HUNG

> DOUBLE HUNG VERTICAL SECTION



430 Omar Street Woodland Heights

PROJECT DETAILS

Shape/Mass: The existing mass of the house is to remain and will not be altered with the exception of all heights being increased 20" after the house is raised. After the house is raised, the finished floor height will be 21½" above existing grade. The proposed ridge height will be 26'-1"; the eave height will be 17'-2"; the porch ridge height will be 13'-1"; and the porch soffit will be 9'-5". See photos for more detail.

Setbacks: All setbacks are to remain and will not be altered.

Foundation: The existing foundation features sill beams that are currently resting on the dirt. Preliminary approval was given to temporarily raise the house 8" to inspect foundation condition.

> The applicant proposes to permanently raise the house 20" (with two 8" blocks and a 4" pad). After the house is raised, the finished floor height will be 21½" above existing grade. The proposed ridge height will be 26'-1"; the eave height will be 17'-2"; the porch ridge height will be 13'-1"; and the porch soffit will be 9'-5". See photos for more detail.

Windows/Doors: The existing structure features 8-over-8 double-hung wood windows on the front of the house and 6-over-6 wood windows on the remainder of the house. Five windows of the northwest corner of the first floor are non-original aluminum replacement windows.

> The five non-aluminum replacement windows will be replaced with new double-hung wood windows with a 6-over-6 lite pattern (with exterior muntins). No evidence of damage was submitted with the application for the three windows on the second-story, and therefore staff cannot make an assessment of their condition. These windows are to remain. See drawings. photos, and window details for more information.

Exterior Materials: The existing house was previously clad in non-original vinyl siding. The vinyl siding was removed to reveal original wood lap siding.

> The original wood lap siding is to remain and will be repaired and restored. See photos for more detail.

Roof: The existing roof is to remain and will not be altered.